



PLANNING AND ZONING BOARD MEETING MINUTES

Monday, September 15, 2025 at 5:30 PM

Historic City Hall, Commission Chambers – 225 East Main Street, Suite 105

www.cityofwauchula.gov

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

Phillips called the meeting to order at 5:30 pm.

ROLL CALL

PRESENT

Garry Phillips
Thomas Stanton
William Dowden

ABSENT

Wayne Johnson
Donna Steffens

STAFF PRESENT

Community Development Director Kyle Long
City Clerk Stephanie Camacho
Deputy City Clerk Melodie Kincaid

MINUTES FOR APPROVAL

1. Minutes for 08/18/2025 Planning and Zoning Meeting
Minutes for 08/18/2025 Planning and Zoning Meeting
Motion made by Stanton, Seconded by Dowden.
Voting Yea: Phillips

PUBLIC COMMENT / NON-AGENDA ITEMS

No public comments presented.

ITEMS TO DISCUSS

2. Bay Street Development Preliminary Plat
Marisa Barmby - Central Florida Regional Planning Council
Barmby shared a presentation for the Board to consider approval regarding the layout of the preliminary subdivision plat for the Bay Street Subdivision, located at the southwest corner of the intersection of Bay Street and 1st Avenue South. Barmby covered City code allowances, future land use, and zoning.

John Raymond - Barkdoll Land Development/National Development / Sergio Jimenez - Rhino Construction

Raymond and Jimenez provided a presentation with a project overview.

Public comment:

Betsy W. Perry - resides at the corner of Summit/1st

Concerns about sewer capacity and about a possible flooding issue in the surrounding area if the ground has to be built up. Jimenez addressed the concerns.

(Nancy) Renee Sanow - 302 Azalea Hill

Sanow stated the road behind her house was a private road and she wanted to ensure it remained private. The developer stated they did not have any intentions of disturbing that roadway. Sanow and an additional unnamed citizen, also asked about fencing requirements and Barmby explained the code requirements that the developer will be required to meet.

Move to approve with changes to the preliminary plat for the proposed Bay Street Subdivision.

Motion made by Dowden, Seconded by Stanton.

Voting Yea: Phillips

3. Discussion Item: Building Height Requirements

Marisa Barmby - Central Florida Regional Planning Council

Barmby explained the City was interested in evaluating options for increasing the building height requirements in the HC-1, PSP, C-1, and C-2 zoning districts. Barmby presented the Table of Development Standards, which included the building height requirements for the different zoning districts, as well as several conceptual photos for visual purposes.

The Board was receptive to the City looking into potential changes.

OLD BUSINESS

Long updated the Board on Mr. Johnson and explained the code stated the Board may vote him off if they wish. The Board recommended the seat be filled if no response is received from attempts to contact Mr. Johnson.

ADJOURNMENT

With no further business to discuss, Phillips adjourned the meeting at 6:42 pm.